

T09N-R01W-28_0000_MCS

LEGAL SURVEY

A PART OF THE SOUTHWEST QUARTER OF SECTION 28,
TOWNSHIP 9 NORTH, RANGE 1 WEST, MONROE COUNTY, INDIANA

SURVEYOR'S REPORT

IN ACCORDANCE WITH TITLE 865, IAC 1-12 SECTIONS 1-30 OF THE INDIANA ADMINISTRATIVE CODE, THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATION OF LINES AND CORNERS ESTABLISHED ON THIS SURVEY AS A RESULT OF:

- A) VARIANCES IN THE REFERENCE MONUMENTS
- B) DISCREPANCIES IN THE RECORD DESCRIPTIONS AND PLATS
- C) INCONSISTENCIES IN LINES OF OCCUPATION AND;
- D) RELATIVE POSITIONAL ACCURACY

THE RELATIVE POSITIONAL ACCURACY, DUE TO RANDOM ERRORS IN MEASUREMENT OF THIS SURVEY IS WITHIN THAT ALLOWABLE FOR A URBAN SURVEY (0.07 FEET PLUS 50 PPM) AS DEFINED IN IAC TITLE 865 ("RELATIVE POSITIONAL ACCURACY" MEANS THE VALUE EXPRESSED IN FEET OR METERS THAT REPRESENTS THE UNCERTAINTY DUE TO RANDOM ERRORS IN MEASUREMENTS IN THE LOCATION OF ANY POINT ON A SURVEY RELATIVE TO ANY OTHER POINT ON THE SAME SURVEY AT THE 95% CONFIDENCE LEVEL)

SUBJECT PROPERTY:
A LEGAL SURVEY WAS PERFORMED ON THE PROPERTY NOW OWNED BY BREC-IN LLC AS DESCRIBED IN DOCUMENT No. 2024004995 IN THE OFFICE OF THE RECORDER, MONROE COUNTY, INDIANA. THE PURPOSE OF THIS SURVEY IS TO RETRACE AND DESCRIBE THE PROPERTY ACCURATELY AS LOCATED IN A PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 1 WEST, MONROE COUNTY, INDIANA.

REFERENCE MONUMENTS:

(A) THE POINT OF COMMENCEMENT FOR THE SURVEY, A 1" IRON PIN WAS FOUND FLUSH IN CONCRETE IN THE CENTER OF THE INTERSECTION OF MADISON AVENUE AND W. 17TH STREET BEING THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 28. THIS CORNER IS REFERENCED IN THE BREC-IN LLC AND BONNIE ANDERSON TRUST DESCRIPTIONS.

(B) A 1" IRON PIN FOUND IN A MONUMENT BOX AT THE INTERSECTION OF 17TH AVENUE AND DUNN STREET, BEING THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 28.

(C) A 1" PINCH PIPE FOUND 12" DEEP, ACCEPTED AS BEING THE SOUTHWEST CORNER OF THE BREC-IN LLC PROPERTY, THE GRAHAM SURVEY FROM 1985 SIMPLY REFERS TO THE CORNERS AS "IP" AND DOES NOT CALL FOR MONUMENTS IN HIS DESCRIPTION.

(D) A 1/2" PIPE FOUND 4" DEEP, ACCEPTED AS BEING THE SOUTHEAST CORNER OF THE BREC-IN LLC PROPERTY.

(E) A 1" PIPE FOUND 3" DEEP, ACCEPTED AS A DEFLECTION POINT ALONG THE WEST LINE OF N. COLLEGE AVENUE.

(F) A 1" PIPE FOUND 3" DEEP AND LEANING, ACCEPTED AS A DEFLECTION POINT ALONG THE WEST LINE OF N. COLLEGE AVENUE.

(G) A MAGNAIL WITH MORLEY 0023 DISK AS SHOWN ON SURVEY BY MORLEY IN 2024, ACCEPTED AS THE NORTHEAST CORNER OF THE BREC-IN LLC PROPERTY. A 5/8" REBAR WITH MORLEY 0023 CAP AS SHOWN ON A SURVEY BY MORLEY IN 2024, ACCEPTED AS THE NORTHWEST CORNER OF THE BREC-IN LLC PROPERTY.

(H) 3 RAILROAD SPIKES FOUND AND IN AGREEMENT WITH THE 1985 GRAHAM SURVEY.

(I) MONUMENTS FOUND TO BE IN CLOSE PROXIMITY OF THE LINES AS SURVEY BY BLEDSOE, TAPP & RIGGERT IN 2004. THERE WERE 3 MAGNAILS OF VARYING SIZES FOUND IN THE PAVEMENT INSIDE THE BOUNDARY OF THE BREC-IN LLC PROPERTY, NONE OF WHICH AGREED WITH THE (BTR) SURVEY, THE BREC-IN LLC DESCRIPTION OR THE BONNIE ANDERSON TRUST DESCRIPTION, ORIGIN UNKNOWN, MAY REPRESENT AN OVERLAP.

LINES OF OCCUPATION:

1) THE LINE OF OCCUPATION IS INCONSISTENT WITH THE CURBS AND PARKING BEING USED BY BONNIE ANDERSON TRUST THAT APPEAR TO CROSS THE WEST LINE OF BREC-IN LLC BY UP TO 11.1'.

2) THE PAVEMENT AND PARKING ALONG THE SOUTH EDGE OF THE PROPERTY, BEING USED BY BREC-IN LLC, MAY CROSS ONTO THE BONNIE ANDERSON TRUST PROPERTY BY UP TO 13.6", THERE IS AN OVERLAP BY DESCRIPTION BASED ON ITS DEED DISTANCE FROM THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 28. SAID PAVEMENT GENERALLY FOLLOWS THE MONUMENTED SOUTH LINE OF BREC-IN LLC.

RECORD DESCRIPTIONS:

1) THE RECORD DESCRIPTION IN THE BREC-IN LLC DEED, HAS A CLOSING ERROR OF 0.68", THE DESCRIPTION DOES NOT CALL FOR ANY MONUMENTS OR BOUNDS CALLS ALONG ITS NORTH, WEST OR SOUTH LINES. THE DESCRIPTION CALLS FOR 2 BEARINGS ALONG ITS WEST LINE, "LEGAL" SOUTH 5 DEGREES 3 MINUTES WEST AND "ACTUAL" SOUTH 00 DEGREES 40 MINUTES WEST, THIS "ACTUAL" CALL SEEMS TO HAVE FIRST APPEARED IN THE 1985 GRAHAM SURVEY. USING THE "LEGAL" CALL CREATED A CLOSING ERROR OF 10.81 FEET. THE BONNIE ANDERSON TRUST DEED USES THE AFOREMENTIONED "LEGAL" CALL THIS CREATES A TRIANGULAR SHAPED GAP ALONG THE WEST LINE AS SHOWN ON THE GRAPHIC PORTION OF THIS SURVEY, ALSO NOTE THAT THERE IS A MINIMAL OVERLAP AT THE NORTH END OF SAID LINE. THE RECORD CALL OF 812.5 FEET EAST FROM THE SECTION CORNER APPEARS TO BE IN ERROR, USING IT WOULD NOT REACH THE WESTERLY RIGHT-OF-WAY LINE OF COLLEGE AVENUE.

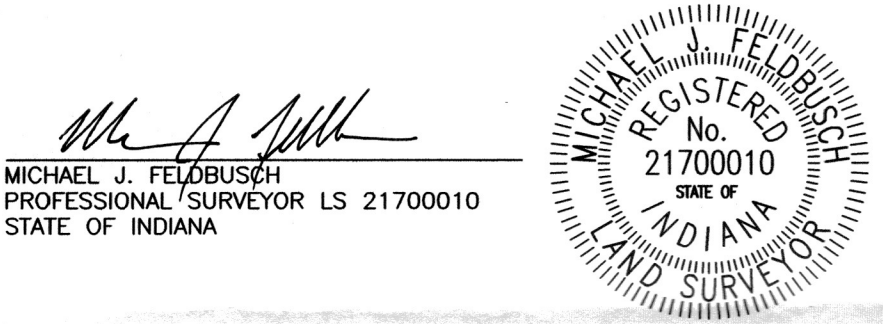
2) THE RECORD DESCRIPTIONS IN THE BONNIE ANDERSON TRUST DEED, DOCUMENT No. 2001011721, ARE GENERALLY POORLY WRITTEN, WITH VAGUE CALLS AND SUBSTANTIAL CLOSING ERRORS.

CERTIFICATION

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A SOURCE OF TITLE AND IS SUBJECT TO ANY STATEMENT OF FACTS REVEALED BY THE SAME.

SUBJECT TO THE ABOVE RESERVATION, THE SURVEY WORK SHOWN HEREON WAS PERFORMED EITHER BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL AND TO THE BEST OF MY KNOWLEDGE AND BELIEF WAS PERFORMED ACCORDING TO THE SURVEY REQUIREMENTS IN 865 IAC 1-12-1 THROUGH 19.

CERTIFIED THIS 17th DAY OF FEBRUARY, 2026.



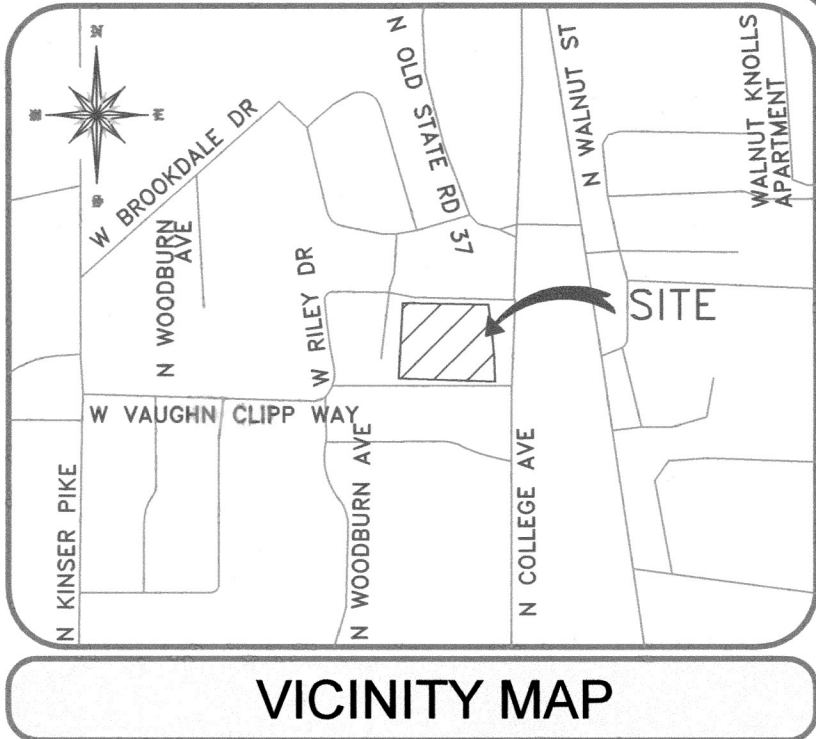
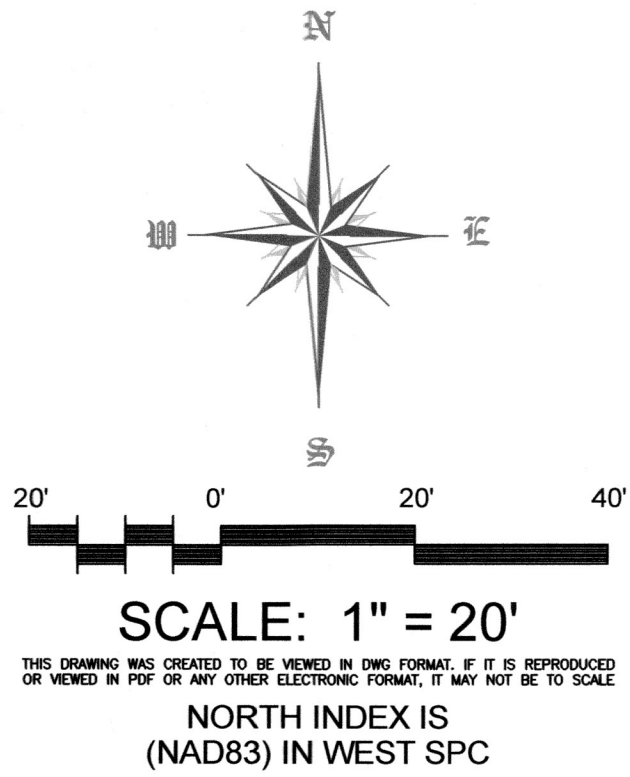
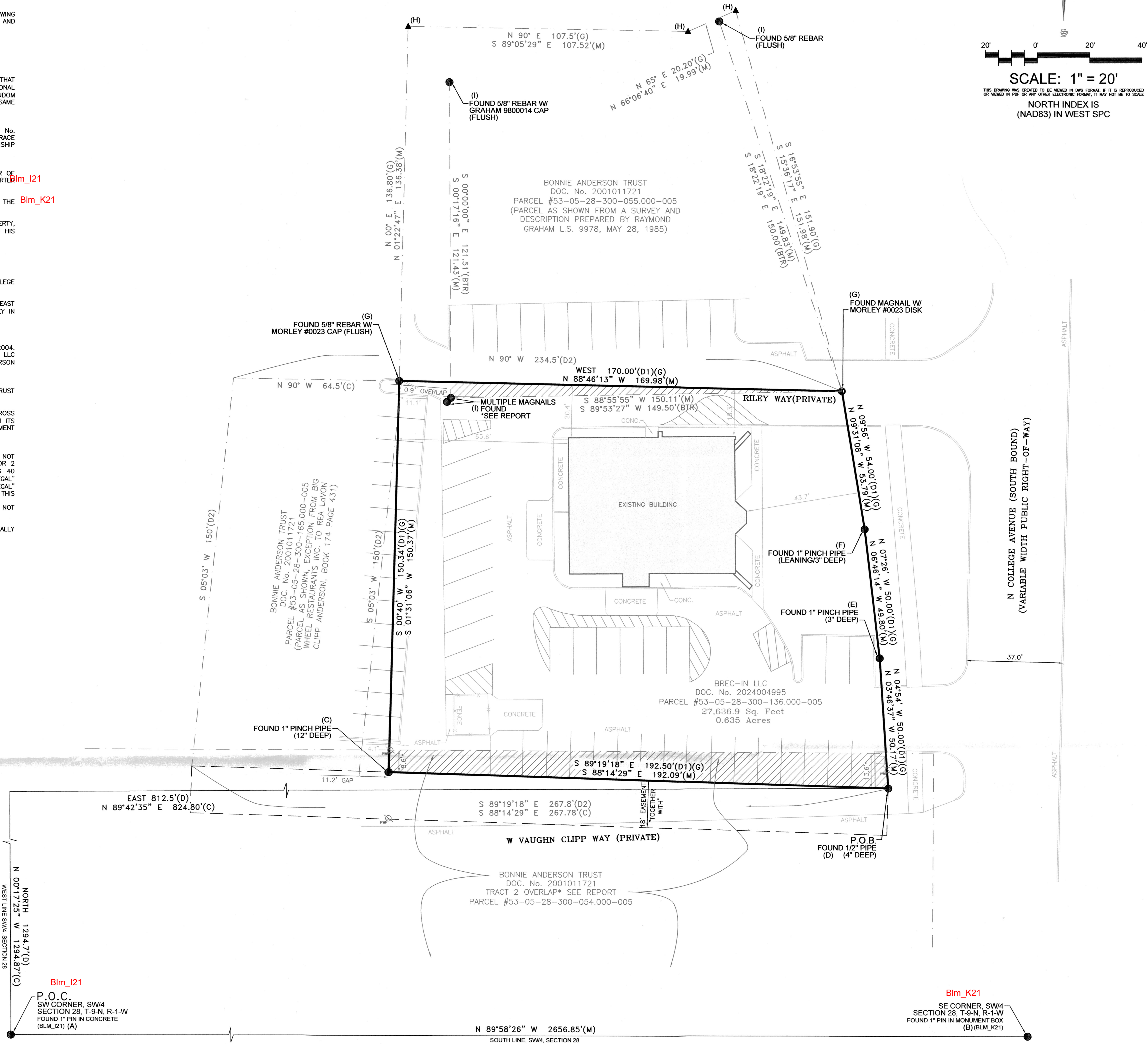
For inquiries, questions or concerns about this survey contact mjfeldbusch@ussurveyor.com or call 1-800-867-8783 ext. 201



SURVEYED BY: MJF	2/11/2026
DRAFTED BY: MJF	2/13/2026
CHECKED BY: MJF/RV	2/16/2026

PROJECT LOCATION:	
MONROE COUNTY, STATE OF INDIANA	
PROJECT ADDRESS:	PROJECT TYPE:
1919 N. COLLEGE AVE. BLOOMINGTON, IN 47404	LEGAL SURVEY

PREPARED FOR:	COPYRIGHT 2026 U.S. SURVEYOR This drawing, in the property of U. S. Surveyor. This drawing, style and format is protected by Copyright and all rights are reserved. The use of this drawing style and format is strictly prohibited without the written consent and permission of U.S. SURVEYOR
BREC-IN LLC AND STEAK 'N SHAKE STORE #222	SHEET 1 OF 1 JOB NUMBER: ss57459



LEGEND

- MONUMENT FOUND AS NOTED
- ② MAGNAIL FOUND AS NOTED
- ▲ RAILROAD SPIKE FOUND
- (M) MEASURED DATA
- (C) CALCULATED DATA
- (01) DOCUMENT No. 2024004995
- (02) DOCUMENT No. 2001011721
- (03) RAYMOND GRAHAM SURVEY 5/28/1985
- (BTR) BLEDSOE, TAPP & RIGGERT SURVEY 8/24/2004
- BOUNDARY LINE
- ADJOINERS DEED/SURVEY LINE
- EASEMENT LINE

NOTES

- 1) FIELDWORK WAS COMPLETED ON FEBRUARY 11, 2026.
- 2) BASIS OF BEARING (STATE PLANE - INDIANA WEST)
- 3)SOURCE OF TITLE: NOW OR FORMERLY OWNED BY BREC-IN LLC AS RECORDED IN DOCUMENT No. 2024004995 IN THE OFFICE OF THE MONROE COUNTY RECORDER.
- 4) REFERENCE IS MADE TO BONNIE ANDERSON REVOCABLE TRUST AS RECORDED IN DOCUMENT No. 2001011721 IN THE OFFICE OF THE MONROE COUNTY RECORDER.
- 5) REFERENCE IS MADE TO A SURVEY BY RAYMOND GRAHAM DATED MAY 28, 1985 FOR BIG WHEEL RESTAURANT.
- 6) REFERENCE IS MADE TO A SURVEY BY MORLEY DATED MAY 28, 2024 FOR WD PARTNERS, INC.
- 7) REFERENCE IS MADE TO A SURVEY BY BLEDSOE, TAPP & RIGGERT, INC. DATED AUGUST 28, 2004 FOR BLACKWELL CONSTRUCTION.
- 8) I AFFIRM, UNDER THE PENALTIES OF PERJURY, THAT I HAVE TAKE REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

MICHAEL J. FELDBUSCH, P.S.

SETBACK TABLE

ZONE: MC (MIXED-USE CORRIDOR)

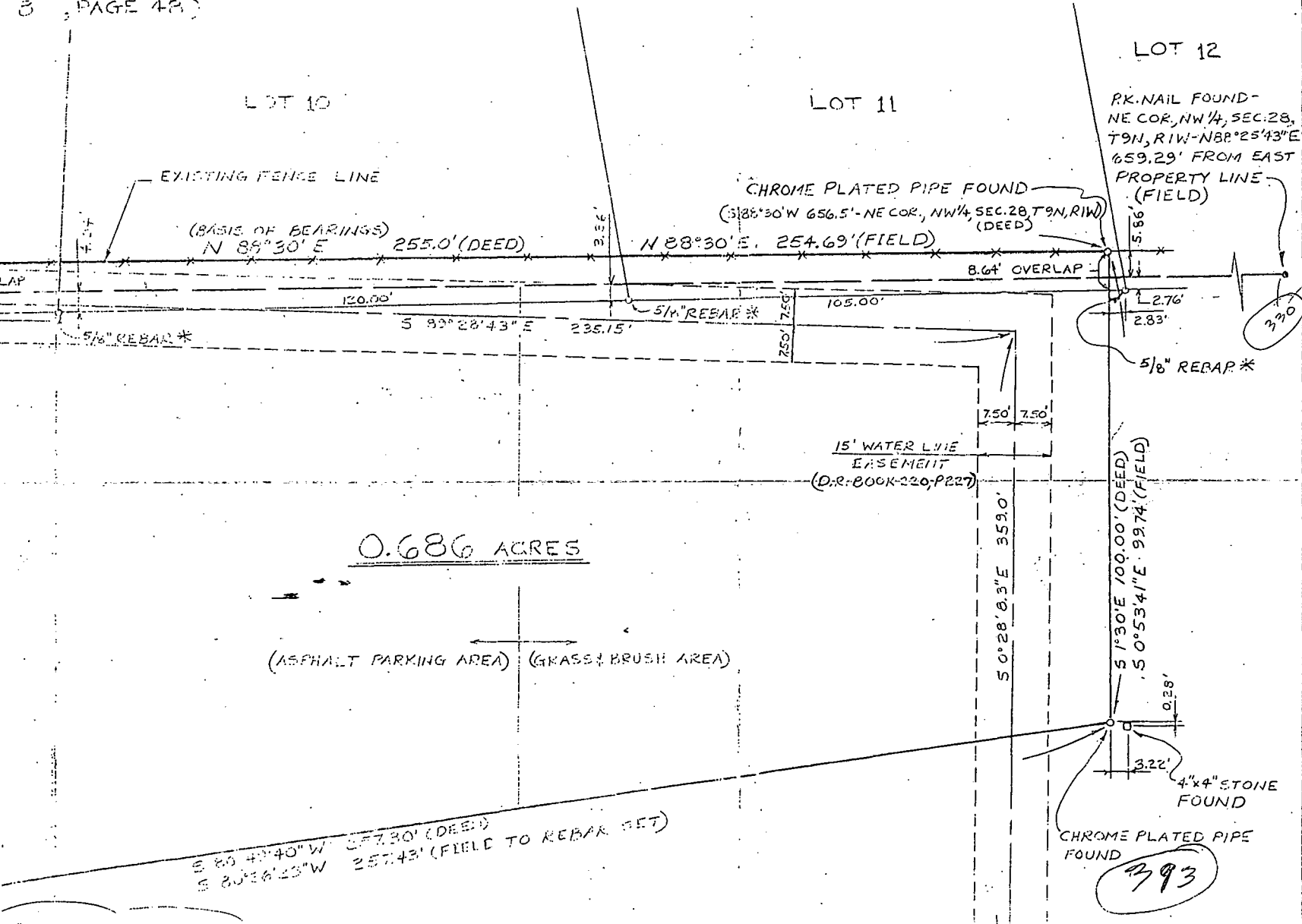
FRONT: 15 FEET
SIDE: 7 FEET [1]
REAR: 7 FEET [1]

LEGAL DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 1 WEST OF THE 2ND PRINCIPAL MERIDIAN, MONROE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A 1" IRON PIN IN CONCRETE AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 28, SAID POINT BEING NORTH 89 DEGREES 58 MINUTES 26 SECONDS WEST A DISTANCE OF 2656.85 FEET FROM THE 1" PIN IN A MONUMENT BOX AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 28; THENCE NORTH 00 DEGREES 17 MINUTES 25 SECONDS WEST ALONG THE APPARENT WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 28, A DISTANCE OF 1294.87 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 35 SECONDS EAST A DISTANCE OF 824.80 FEET TO A FOUND 1/2" PIPE AT THE POINT OF BEGINNING;
THENCE THE FOLLOWING (3) THREE CALLS ALONG THE WESTERLY RIGHT-OF-WAY LINE OF N. COLLEGE AVENUE; 1) NORTH 03 DEGREES 46 MINUTES 37 SECONDS WEST A DISTANCE OF 50.17 FEET TO A FOUND 1" PINCH PIPE; 2) NORTH 06 DEGREES 46 MINUTES 14 SECONDS WEST A DISTANCE OF 49.80 FEET TO A FOUND 1" PINCH PIPE LEANING; 3) NORTH 09 DEGREES 31 MINUTES 08 SECONDS WEST A DISTANCE OF 53.79 FEET TO A FOUND MAGNAIL WITH MORLEY #0023 DISK; THENCE NORTH 88 DEGREES 46 MINUTES 13 SECONDS WEST, ALONG THE SOUTHERLY LINE OF BONNIE ANDERSON REVOCABLE TRUST, A DISTANCE OF 169.98 FEET TO A FOUND 5/8" REBAR WITH MORLEY #0023 CAP; THENCE SOUTH 01 DEGREES 31 MINUTES 06 SECONDS WEST, ALONG THE EASTERLY LINE OF BONNIE ANDERSON REVOCABLE TRUST, A DISTANCE OF 150.37 FEET TO A FOUND 1" PINCH PIPE; THENCE SOUTH 88 DEGREES 14 MINUTES 29 SECONDS EAST A DISTANCE OF 192.09 FEET TO THE POINT OF BEGINNING.
CONTAINING 27,636.9 SQUARE FEET or 0.635 ACRES, MORE OR LESS.
SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

SOUTH - SECTION II

3 , PAGE 48



revisions:

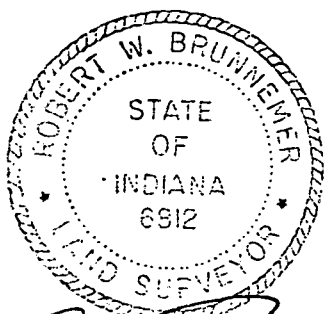
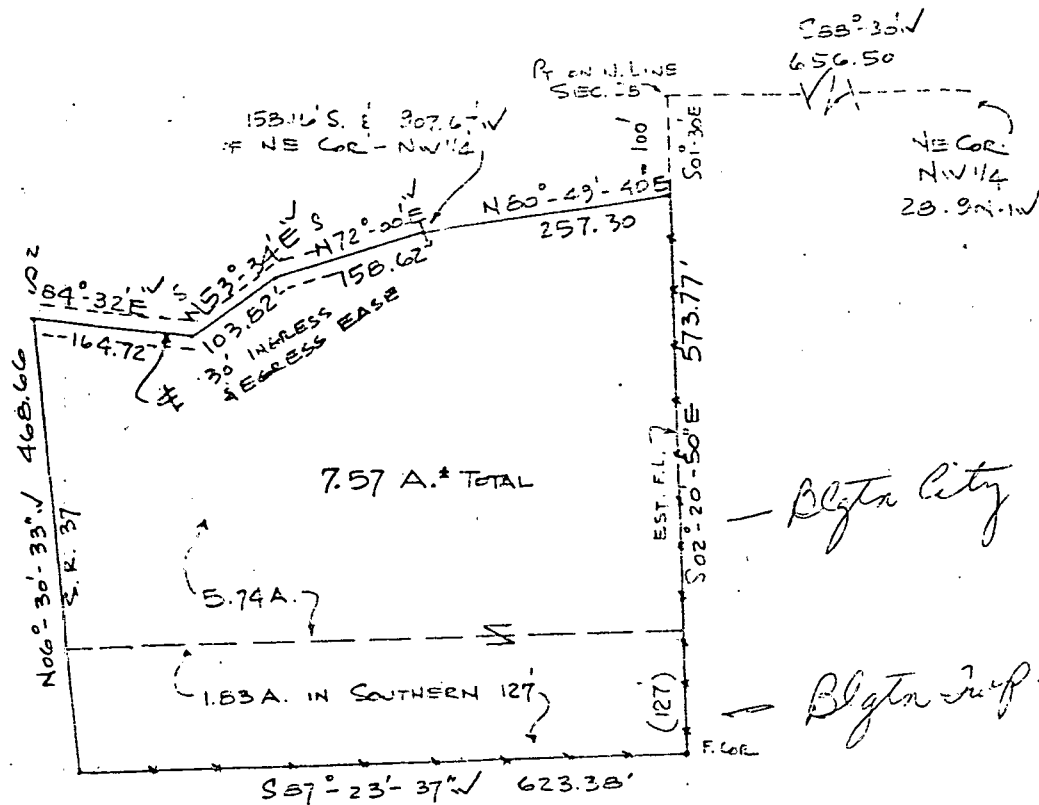
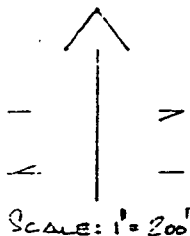
drawn by: KBP

ARCHITECTURE
CIVIL ENGINEERING
PLANNING
bloomington indiana

BYNUM FANYO & ASSOCIATES, INC.
700 north walnut street

BLOOMINGTON ENGINEERING COMPANY

ENGINEERS and SURVEYORS
811 ANITA STREET
BLOOMINGTON, INDIANA 47401
Phone 332-2603



Robert W. Brunner

SURVEY PLAT
PART OF N.E. 1/4 OF N.W. 1/4
SECTION 28-T.9N-R.1W
MONROE COUNTY, INDIANA
MAY 27, 1978

FILED

DEC 13 1978

John W. Davis
Auditor Monroe County, Indiana

LEE UTT

REGISTERED LAND SURVEYOR NO. 50089, INDIANA

PHONE 332-0366

1604 SOUTH HENDERSON

BLOOMINGTON, INDIANA 47401

CERTIFICATE OF SURVEY

State of Indiana S
County of Monroe S:

I, Lee Utt, duly licensed Land Surveyor No. 50089, do hereby certify that the attached plat represents a survey of the lands and related improvements described as follows, to-wit:

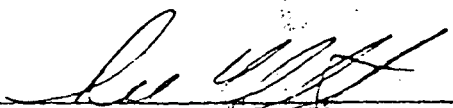
A part of the Southwest quarter of Section 28, Township 9 North, Range 1 West, Monroe County, Indiana, bounded and described as follows:

Beginning at a point on the North right of way line of East Seventeenth Street, said point of beginning being 1056 feet West and 20 feet North of the Southeast corner of said Southwest quarter; thence from said point of beginning and with the North right of way line of East Seventeenth Street and running South 88°-00' West for 127.17 feet; thence leaving said right of way line and running North 02°-09'-10" West for 290.08 feet; thence North 88°-07'-44" East for 127.17 feet; thence South 02°-09'-10" East for 289.79 feet and to the point of beginning. Containing 0.85 acre, more or less.

I further certify that:

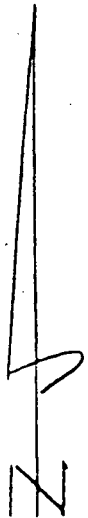
1. All improvements on said tract are shown on the attached plat and lie within boundaries of said tracts.
2. There are no encroachments upon the described tract by any improvements appurtenant to adjoining tracts.

In witness whereof I have hereunto attached my hand and seal at Bloomington, Indiana, this 26th day of March, 1981.


Lee Utt, R. L. S. # 50089, Indiana

55.5° 00' W
EAST 17TH STREET


Lee Utt, R. L. S. # 50089, Indiana
1604 South Henderson St.
Bloomington, Indiana 47401
March 26, 1981

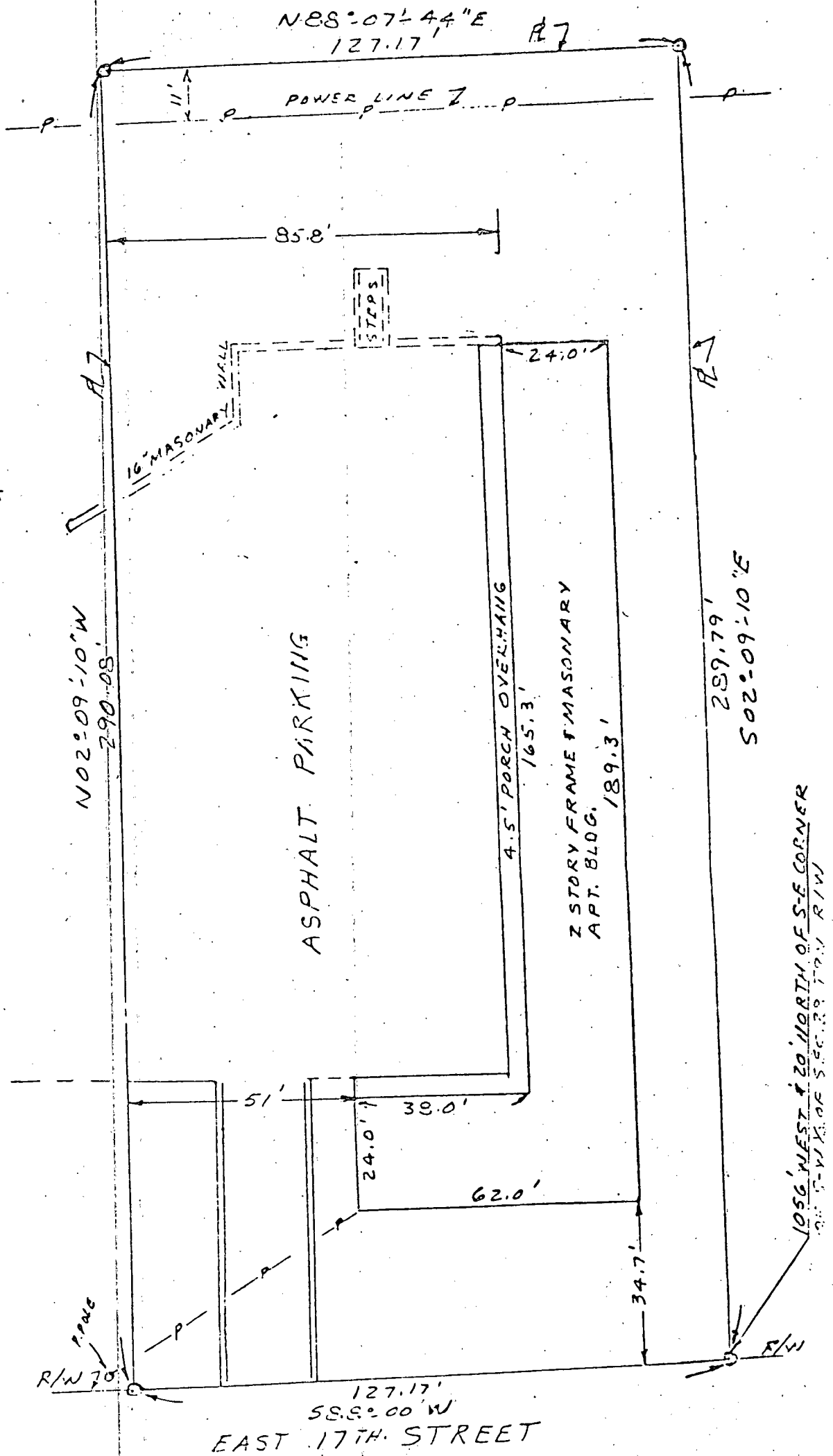


SCALE 1"=30'

O = IRON PIN

DRAWN - BRIDGES

0.85 ACRES



Lee Utt, R. L. S. S0089, Indiana
1604 South Henderson St.
Bloomington, Indiana 47401
March 26, 1981

LEE UTT

REGISTERED LAND SURVEYOR No. S0089, INDIANA

PHONE 825-5961

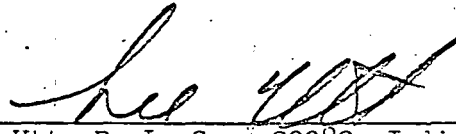
R. R. 14, Box 291 GARDNER RD.
BLOOMINGTON, INDIANA 47401

July 6, 1974

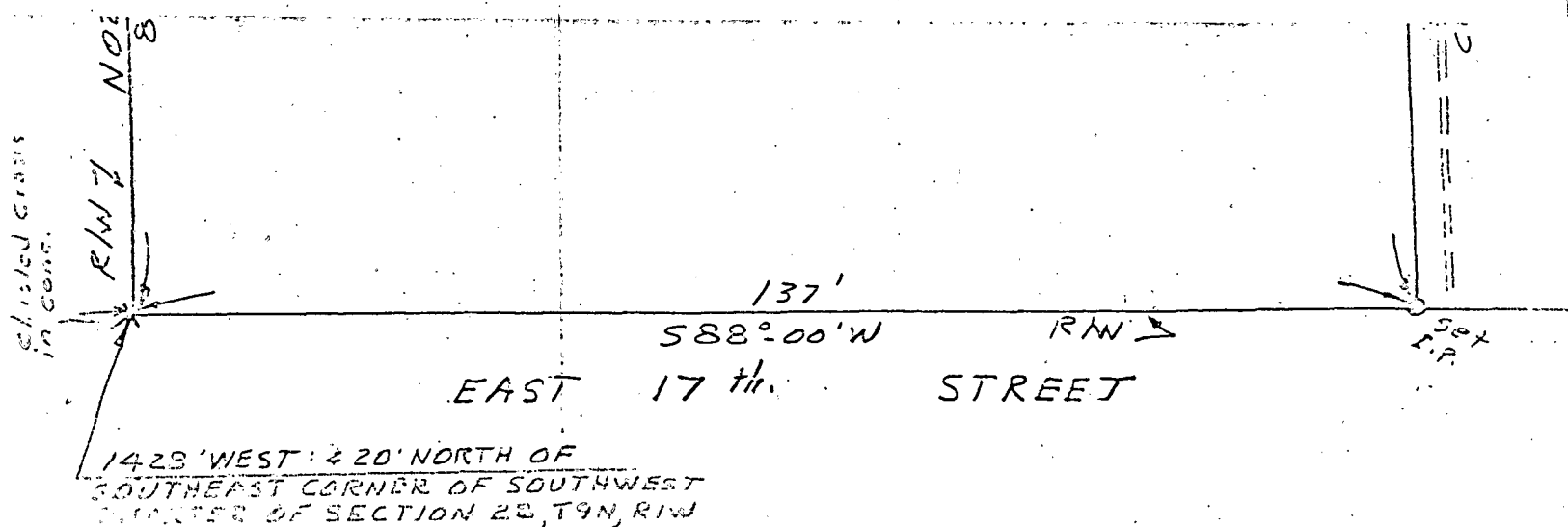
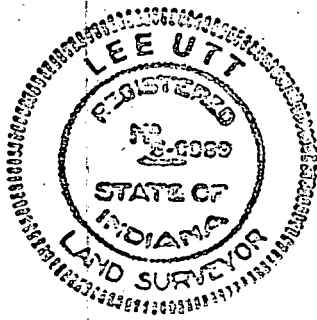
Legal description:

Hidebrader Motor Sales

A part of the Southwest quarter of Section 28, Township 9 North, Range 1 West, Monroe County, Indiana, bounded and described as follows: Beginning at the point of intersection of the East right-of-way line of State Road 37 with the North right-of-way line of East Seventeenth Street, said point being 1428 feet West and 20 feet North of the Southeast corner of said Southwest quarter; thence from said point of beginning and with the East right-of-way line of State Road 37 and running North $02^{\circ}-42'-40''$ West for 80.2 feet; thence North $87^{\circ}-27'-22''$ East for 18 feet; thence North $04^{\circ}-06'-06''$ West for 44.8 feet; thence leaving said east right-of-way line and running North $88^{\circ}-21'-55''$ East for 82 feet; thence South $03^{\circ}-13'-33''$ East for 37 feet; thence North $87^{\circ}-30'-58''$ East for 37 feet; thence South $03^{\circ}-14'-31''$ East for 88 feet and to said North right-of-way line of East Seventeenth Street; thence with said north right-of-way line and running South $88^{\circ}-00'$ West for 137 feet and to the point of beginning. Containing 0.34 acre, more or less.



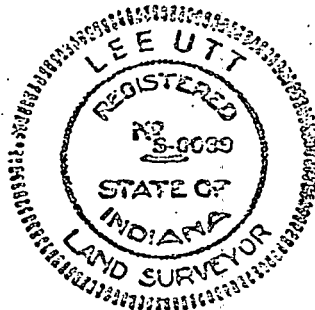
Lee Utt, R. L. S. # S0089, Indiana



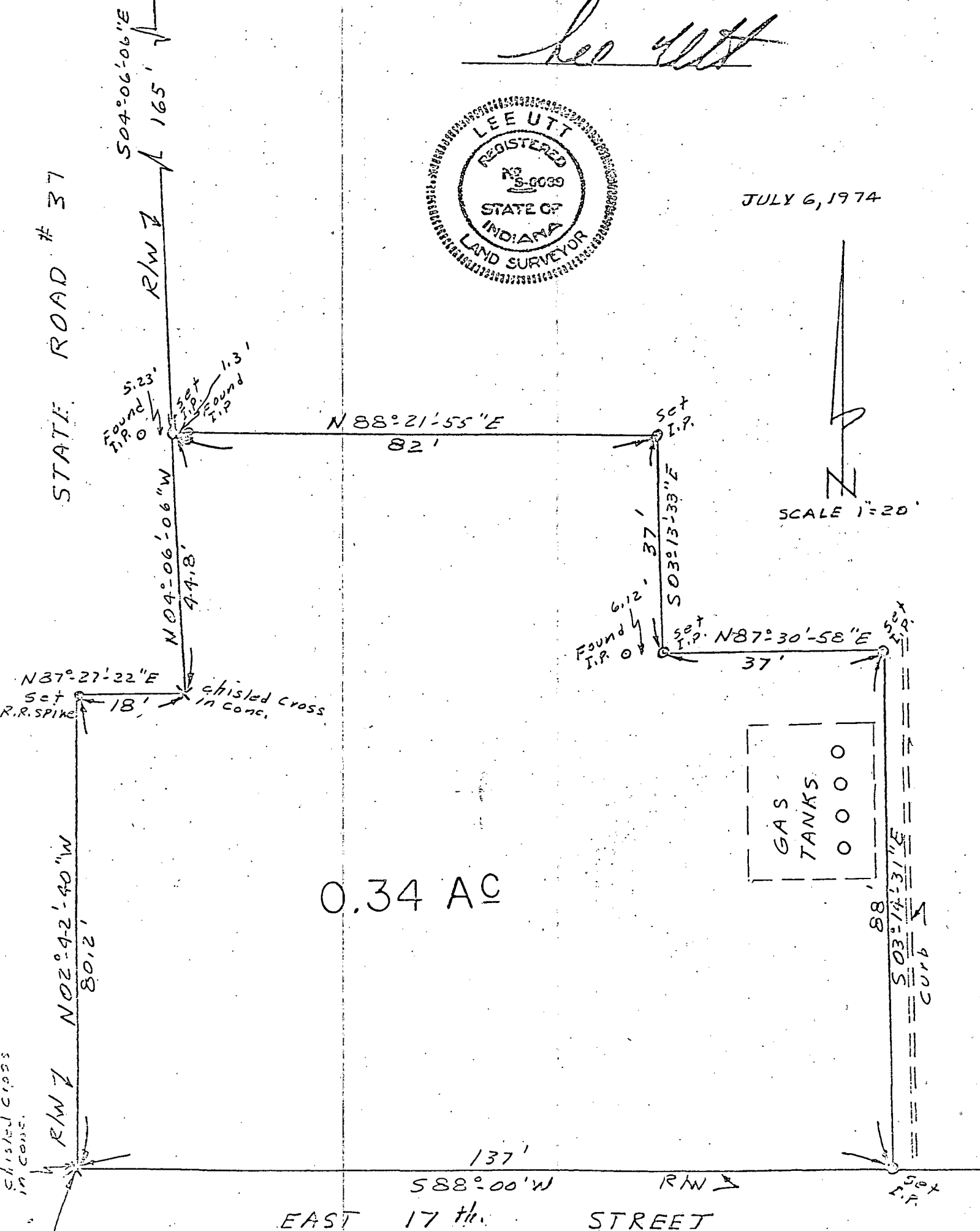
PART OF CORNER
 OF
 PART OF THE SOUTHWEST QUARTER
 OF SECTION 28, TWP. 9N, R. 1W
 MONROE COUNTY, IND.

LEE UTT R.L.S. #50089 IND.
 R.R. 14 BOX 291, BLOOMINGTON, IND.

Lee Utt



JULY 6, 1974

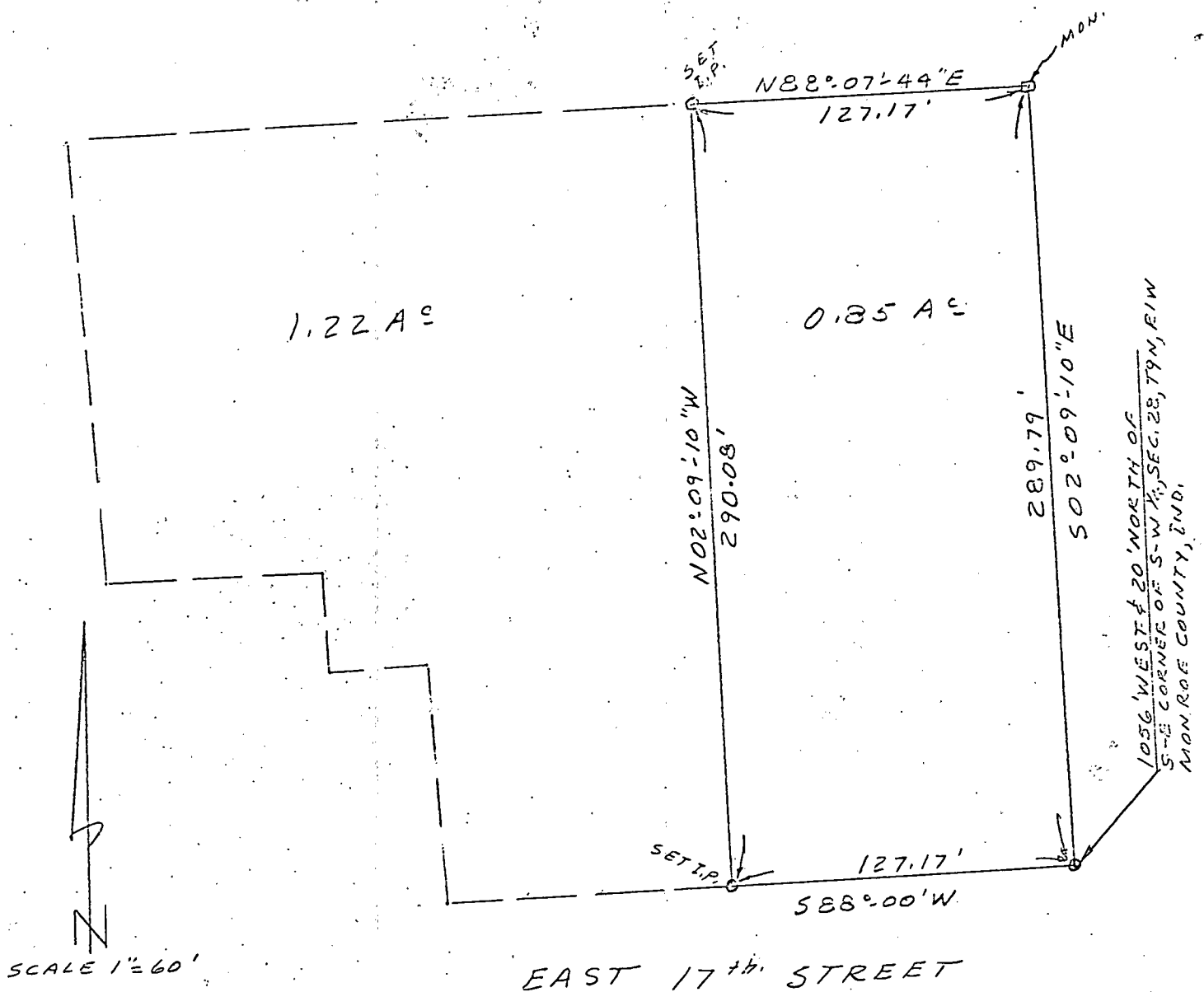


0.34 AC

EAST 17th STREET

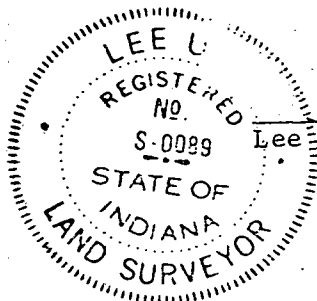
1428' WEST & 20' NORTH OF
 SOUTHEAST CORNER OF SOUTHWEST
 QUARTER OF SECTION 28, T9N, R1W
 MONROE COUNTY, IND.

Sec. 28, B.C. Zeller, To Lin, to Monroe



State of Indiana
County of Monroe S:

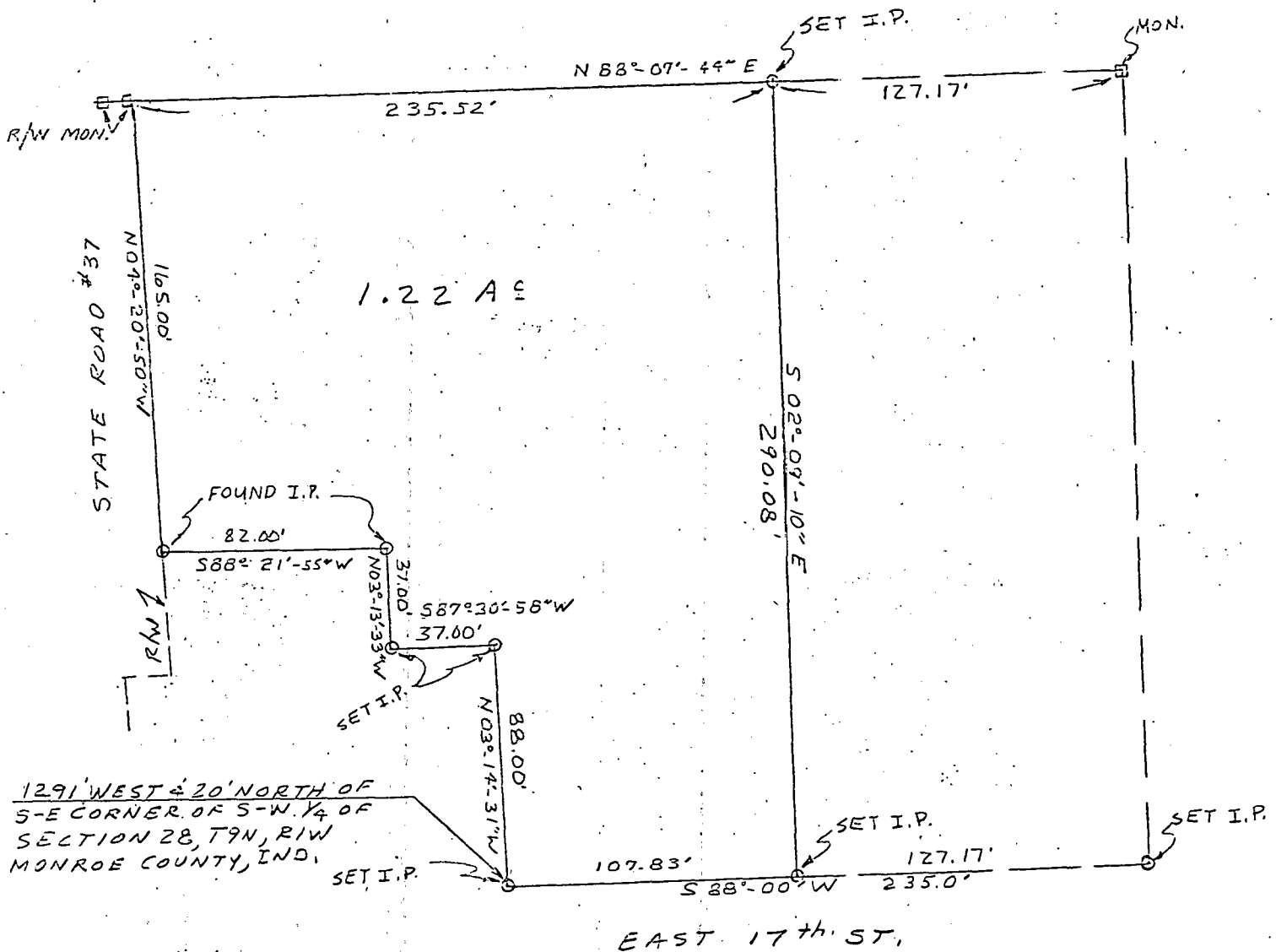
I, Lee Utt, hereby certify that I am a Land Surveyor licensed in compliance with the laws of the State of Indiana; that the above plat and the following description correctly represents a survey completed by me on February 7, 1980; that all monuments shown thereon actually exist; and that their location and type are, to the best of my knowledge, accurately shown.



Lee Utt
Lee Utt, R. L. S. # S0089, Indiana
1604 South Henderson St.
Bloomington, Indiana 47401

Legal description:

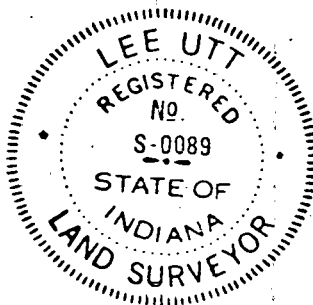
A part of the Southwest quarter of Section 28, Township 9 North, Range 1 West, Monroe County, Indiana, bounded and described as follows:
Beginning at a point on the North right of way line of East Seventeenth Street, said point of beginning being 1056 feet West and 20 feet North of the Southeast corner of said Southwest quarter; thence from said point of beginning and with the North right of way line of East Seventeenth Street and running South 88°-00' West for 127.17 feet; thence leaving said right of way line and running North 02°-09'-10" West for 290.08 feet; thence North 88°-07'-44" East for 127.17 feet; thence South 02°-09'-10" East for 289.79 feet and to the point of beginning. Containing 0.85 acre, more or less.



SCALE: 1" = 60.00'

State of Indiana
County of Monroe S:

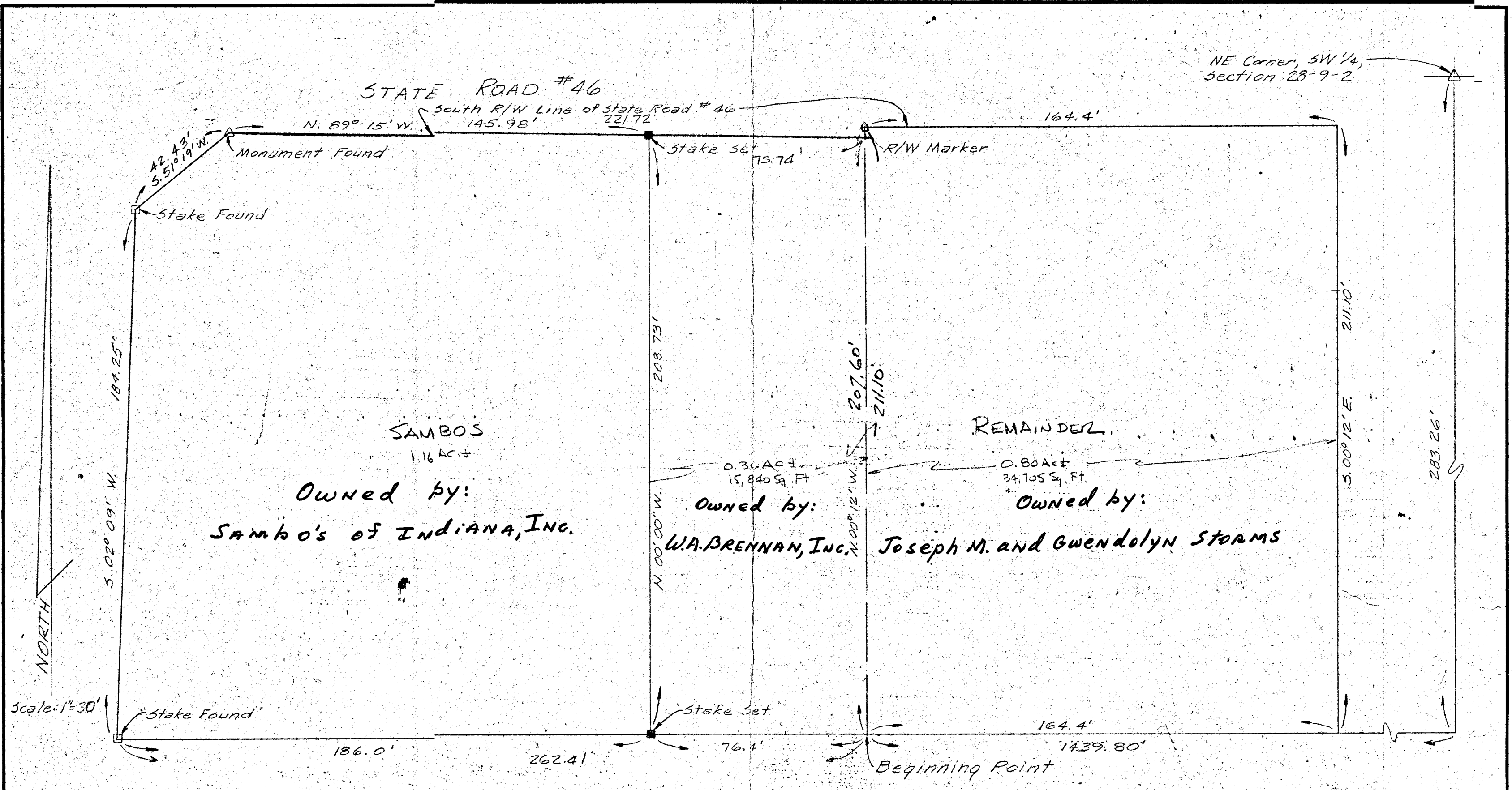
I, Lee Utt, hereby certify that I am a Land Surveyor licensed in compliance with the laws of the State of Indiana; that the above plat and the following description correctly represents a survey completed by me on January 30, 1980; that all monuments shown thereon actually exist; and that their location and type are, to the best of my knowledge, accurately shown.



Lee Utt
Lee Utt, R. L. S. # S0089, Indiana
1604 South Henderson St.
Bloomington, Indiana 47401

Legal description:

A part of the Southwest quarter of Section 28, Township 9 North, Range 1 West, Monroe County, Indiana, bounded and described as follows:
Beginning at a point on the North right of way line of East Seventeenth Street, said point of beginning being 1291 feet West and 20 feet North of the Southeast corner of said Southwest quarter; thence from said point of beginning and running North 03°-14'-31" West for 88.00 feet; thence South 87°-30'-58" West for 37.00 feet; thence North 03°-13'-33" West for 37.00 feet; thence South 88°-21'-55" West for 82.00 feet and to the East right of way line of State Road 37; thence with said East right of way line and running North 04°-20'-50" West for 165.00 feet; thence leaving said right of way line and running North 88°-07'-44" East for 235.52 feet; thence South 02°-09'-10" East for 290.08 feet and to the North right of way line of East Seventeenth Street; thence with said North right of way line and running South 88°-00' West for 107.83 feet and to the point of beginning.
Containing 1.22 acres, more or less.



Please note that these descriptions are based on combining descriptions furnished by Raymond Graham, Registered Land Surveyor #8409.

OVERALL TRACT DESCRIPTION
(Combination of Legals, Includes Baird, Raines & Storms)

A part of the Southwest Quarter of Section 28, Township 9 North of Range 1 West in Monroe County, Indiana, being more particularly described as follows:

Beginning at a point that is 1439.8 feet West and 283.26 feet South of the Northeast corner of said Southwest Quarter; thence West 262.41 feet to a point on the East right of way of Highway 37A; thence North 02 degrees 09 minutes East 184.25 feet along said right of way; thence North 51 degrees 19 minutes East 42.43 feet to a point on the South right of way of Highway 46 By-Pass; thence South 89 degrees 15 minutes East 221.72 feet along said right of way; thence North 00 degrees 12 minutes West 3.50 feet to a concrete right of way marker; thence East along the South right of way of State Road 46, 164.4 feet; thence South 00 degrees 12 minutes East 211.10 feet; thence West 164.4 feet to the point of beginning, containing 2.03 acres, more or less.

Subject to all existing easements of record.

SAMBO'S TRACT

A part of the Southwest Quarter of Section 28, Township 9 North, Range 1 West in Monroe County, Indiana, being more particularly described as follows:

Commencing at a point that is 1439.8 feet West and 283.26 feet South of the Northeast corner of the said Southwest Quarter; thence West 76.41 feet to the point of beginning; thence North 00 degrees 00 minutes West 208.73 feet to a point on the South right of way of State Road 46; thence North 89 degrees 15 minutes West along said right of way 145.98 feet; thence South 51 degrees 19 minutes West 42.43 feet to the East right of way of State Road 37; thence South 02 degrees 09 minutes West along said East right of way 184.25 feet; thence East 186.0 feet to the point of beginning, containing 0.87 acres, more or less.

REMAINDER TRACT
(Overall - Except Sambo's)

A part of the Southwest Quarter of Section 28, Township 9 North, Range 1 West in Monroe County, Indiana, being more particularly described as follows:

Beginning at a point that is 1439.8 feet West and 283.26 feet South of the Northeast corner of said Quarter Section; thence West 76.41 feet; thence North 00 degrees 00 minutes West 208.73 feet to a point on the South right of way of State Road 46; thence South 89 degrees 15 minutes East along said right of way 75.74 feet; thence North 00 degrees 12 minutes West 3.50 feet to a concrete Right of Way marker; thence East along said right of way 164.4 feet; thence South 00 degrees 12 minutes East 211.10 feet; thence West 164.4 feet to the point of beginning, containing 1.16 acres, more or less.

REMAINDER OF PURCHASED TRACT

A part of the Southwest Quarter of Section 28, Township 9 North, Range 1 West in Monroe County, Indiana, being more particularly described as follows:

Beginning at a point that is 1439.8 feet West and 283.26 feet South of the Northeast Corner of said Quarter Section; thence West 76.41 feet; thence North 00 degrees 00 minutes West 208.73 feet to a point on the South right of way of State Road 46; thence South 89 degrees 15 minutes East along said right of way 75.74 feet; thence South 00 degrees 12 minutes East 207.60 feet to the point of beginning, containing 0.36 acres, more or less.

LAND DESCRIPTIONS
BLOOMINGTON SITE

SCALE HORZ 1"=30' VERT 1"=30'	PAUL I. CRIPE, INC. DESIGNING ENGINEERS 150 EAST MARKET STREET INDIANAPOLIS, INDIANA	DATE 8-13-75 JOB NO 7403 DRAWN BY W.A. BRENNAN
REVISIONS 4/25/79 Add legal		SHEET OF

4-8-80

Blgtn City Sec 28 - Old 37 + 46 Bypass

Sambo's

W. A. Brennan, Inc.

+ Joe Storm

BLUE RIDGE SOUTH - SECTION II
(PLAT BOOK 8, PAGE 48)

LOT 8 LOT 9 LOT 10 LOT 11 LOT 12

BOWLING ALLEY

0.686 ACRES

LEGAL DESCRIPTION (D.R. 220, page 527)

A part of the Northwest quarter of Section 28, Township 9 North, Range 1 West, Monroe County, Indiana, described as follows:

Beginning at a point that is South 88 degrees 30 minutes West 656.5 feet from the Northeast corner of the said quarter; said point being on the North line of the said quarter, thence South 1 degree 30 minutes East for a distance of 100.00 feet, thence South 80 degrees 49 minutes 40 seconds West for a distance of 257.30 feet, thence North 1 degree 30 minutes West for a distance of 134.35 feet, and to the North line of the said quarter, thence North 88 degrees 30 minutes East, over and along the said North line, for a distance of 255.00 feet, and to the place of beginning. Containing 0.686 acres, more or less.

INGRESS & EGRESS EASEMENT (D.R. 220, PAGE 220)

An easement for ingress and egress of fifteen (15) feet of even width lying immediately South of the following described line: A part of the Northwest quarter of Section 28, Township 9 North, Range 1 West, Monroe County, Indiana, further described as follows: Beginning at a point that is 158.16 feet South and 907.67 feet West of the Northeast corner of the said quarter, thence South 72 degrees 00 minutes West for a distance of 158.62 feet, thence South 53 degrees 34 minutes West for a distance of 103.82 feet, thence North 84 degrees 32 minutes West for a distance of 164.72 feet.

An easement for ingress and egress of fifteen (15) feet of even width lying immediately North of the following described line: A part of the Northwest quarter of Section 28, Township 9 North, Range 1 West, Monroe County, Indiana, further described as follows: Beginning at a point that is 158.16 feet South and 907.67 feet West of the Northeast corner of the said quarter, thence South 72 degrees 00 minutes West for a distance of 158.62 feet, thence South 53 degrees 34 minutes West for a distance of 103.82 feet, thence North 84 degrees 32 minutes West for a distance of 164.72 feet.

I hereby certify that this plat represents a survey conforming to the Minimum Standard Detail Requirements for Indiana Land Title Surveys, and that all information shown is correct to the best of my knowledge and belief.

Kevin B. Potter, Indiana L.S. 50487 Date April 27, 1987

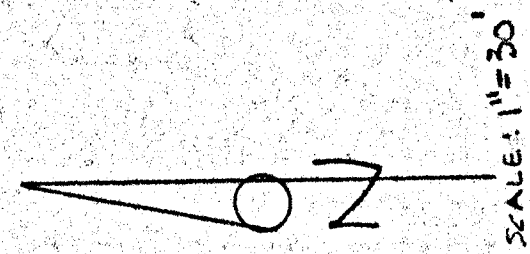
SCALE: 1"=20'

* LOCATED ON LINE BETWEEN PIPE NEAR BOWLING ALLEY AND PK. NAIL AT N.E. CORNER OF NW 1/4, SEC. 28, T9N, R1W

** DIMENSIONS FROM PLAT OF SURVEY BY BLOOMINGTON ENGINEERING CO. DATED JUNE 6, 1971

JOB 112508717

KEVIN BURTON POTTER
REGISTERED
No.
S0487
STATE OF
LAND SURVEYOR



Pr. of Beginning
of NE 1/4, West 1/4, Sec 28,
T9N, R1W, SW 1/4, Sec 28

- NOTE:
1. EACH TRAILER HAS A 7'x15' CONC PAD BESIDE IT.
 2. TRAILER COURT IS ON A SEPTIC SYSTEM - THE FIELD(S) LOCATION IS NOT KNOWN
 3. THE ROADS WITHIN THE TRAILER COURT ARE CHIPPED IN POOR CONDITION

Sanitary Service to Septic Tank
Flow Line out = 744.2
Septic Tank Not Located

FRANK GRAHAM
CONC FLOOR SLAB ELEV = 747.6
GARAGE ENCOMPASSES 6' ONTO
DRAAGON INN PROPERTY

J.L. AULT Prop
2 STORY BRICK HOUSE
W/ FULL BATH
1ST FLOOR ELEV = 748.0
2ND FLOOR ELEV = 748.7

Description of Property encompassing Phillips 66, Trailer Court, and J. L. Ault Property

A part of the Southwest quarter of Section 28, Township 9 North, Range 1 West in Monroe County, Indiana, further described as follows: beginning at a point that is 1336.5 feet West and 263.26 feet South of the Northeast corner of the said Southwest quarter, said point also being the Northwest corner of Central States Development Corporation as described in Book 191, page 582, as recorded in the office of the Monroe County Recorder's office; thence going West for 353.71 feet to the East Right-of-Way of State Road #27; thence South 02 degrees 30 minutes East for 132.44 feet; thence South 05 degrees 30 seconds East for 60.28 feet; thence leaving the said R/W and going East for 160.00 feet; thence North 00 degrees 22 minutes East for 60.00 feet; thence East for 188.59 feet; thence North 00 degrees 22 minutes East for 182.25 feet and to the point of beginning. Containing in all 1.74 acres more or less.

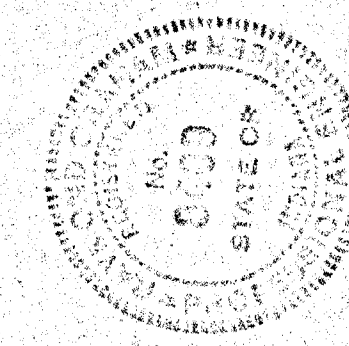
NOTE: 6" TREES ALONG ENTIRE NORTH R

APPROXIMATE LOCATION OF WATER MAIN SERVING TRAILER COURT & PHILLIPS 66 STATION ACCORDING TO CITY ENGINEER'S PLAT

HIRAM W. BAIRD PROPERTY

APPRX LOCATION: 2 EA - 4000 gal. gasoline storage tanks EXACT LAYOUT UNKNOWN

Telephone Cable - Contact Ind. Bell for exact location prior to start of any construction



SURVEY & PLAT BY:
RAY GRAHAM RPE 8409, IND.
3215 N. SMITH PIKE
BLOOMINGTON, IND.

Legal Survey
Phillips "66", Trailer Park & J. L. Dull

Blgtn. Imp. SW-Sec 28

W. DONALD S CORPORATION

EXISTING TOPOGRAPHY near STATE RD. # 37
 STATE RD. # 46 IN. 2464
 BLOOMINGTON, INDIANA

DESCRIPTIONS

PARCEL NO. I (Fee Parcel)

A part of the Northwest quarter of Section 28, Township 9 North, Range 1 West of the Second Principal Meridian in Monroe County, Indiana, described as follows:

Commencing at the Southeast corner of said quarter section; thence South 89 degrees 51 minutes 52 seconds West (assumed bearing) on and along the South line of said quarter section a distance of 1376.28 feet; thence North 00 degrees 22 minutes 03 seconds West 507.92 feet to an iron pin set and marking the Place of Beginning of this described Tract; thence continuing North 00 degrees 22 minutes 03 seconds West 120.00 feet to an iron pin found in place; thence South 87 degrees 51 minutes 43 seconds West 139.43 feet to a P-K nail found in place and located on the Easterly right-of-way line of Old State Road No. 37; thence South 16 degrees 16 minutes 43 seconds West on and along said Easterly right-of-way line 69.31 feet to an iron pin set at the beginning of a curve to the left which has a radius of 2810.2 feet and a central angle of 26 degrees 03 minutes; thence Southwesterly on an arc of said curve 51.27 feet to a P-K nail set, said arc being subtended by a chord having a bearing of South 15 degrees 45 minutes 22 seconds West and a chord length of 51.27 feet; thence North 89 degrees 37 minutes 57 seconds East 173.45 feet to the Place of Beginning. Containing 0.4226 acre, more or less, subject to all legal rights-of-way, easements and restrictions.

PARCEL NO. II (Ingress and Egress Easement)

A part of the Northwest quarter of Section 28, Township 9 North, Range 1 West of the Second Principal Meridian in Monroe County, Indiana, described as follows:

Commencing at the Southeast corner of said quarter section; thence South 89 degrees 51 minutes 52 seconds West (assumed bearing) on and along the South line of said quarter section a distance of 1376.28 feet; thence North 00 degrees 22 minutes 03 seconds West 482.91 feet to an iron pin set and marking the Place of Beginning of this described Tract; thence continuing North 00 degrees 22 minutes 03 seconds West 25.00 feet to an iron pin set; thence South 89 degrees 37 minutes 57 seconds West 173.45 feet to a P-K nail set on the Easterly right-of-way line of Old State Road No. 37, said right-of-way line being on a curve to the left which has a radius of 2810.2 feet and a central angle of 27 degrees 03 minutes; thence Southwesterly on and arc of said curve to the left 25.92 feet to an iron pin set, said arc being subtended by a chord having a bearing South 14 degrees 58 minutes 08 seconds West and a chord length of 25.92 feet; thence North 89 degrees 37 minutes 57 seconds East 180.30 feet to the Place of Beginning. Containing 4422 sq. ft. (0.1015 Acre), more or less, subject to all legal rights-of-way, easements and restrictions.

PARCEL NO. III (Sanitary Sewer Easement)

An Easement for an existing sanitary sewer ten (10) feet in width, lying five (5) feet on each side of the following described centerline:

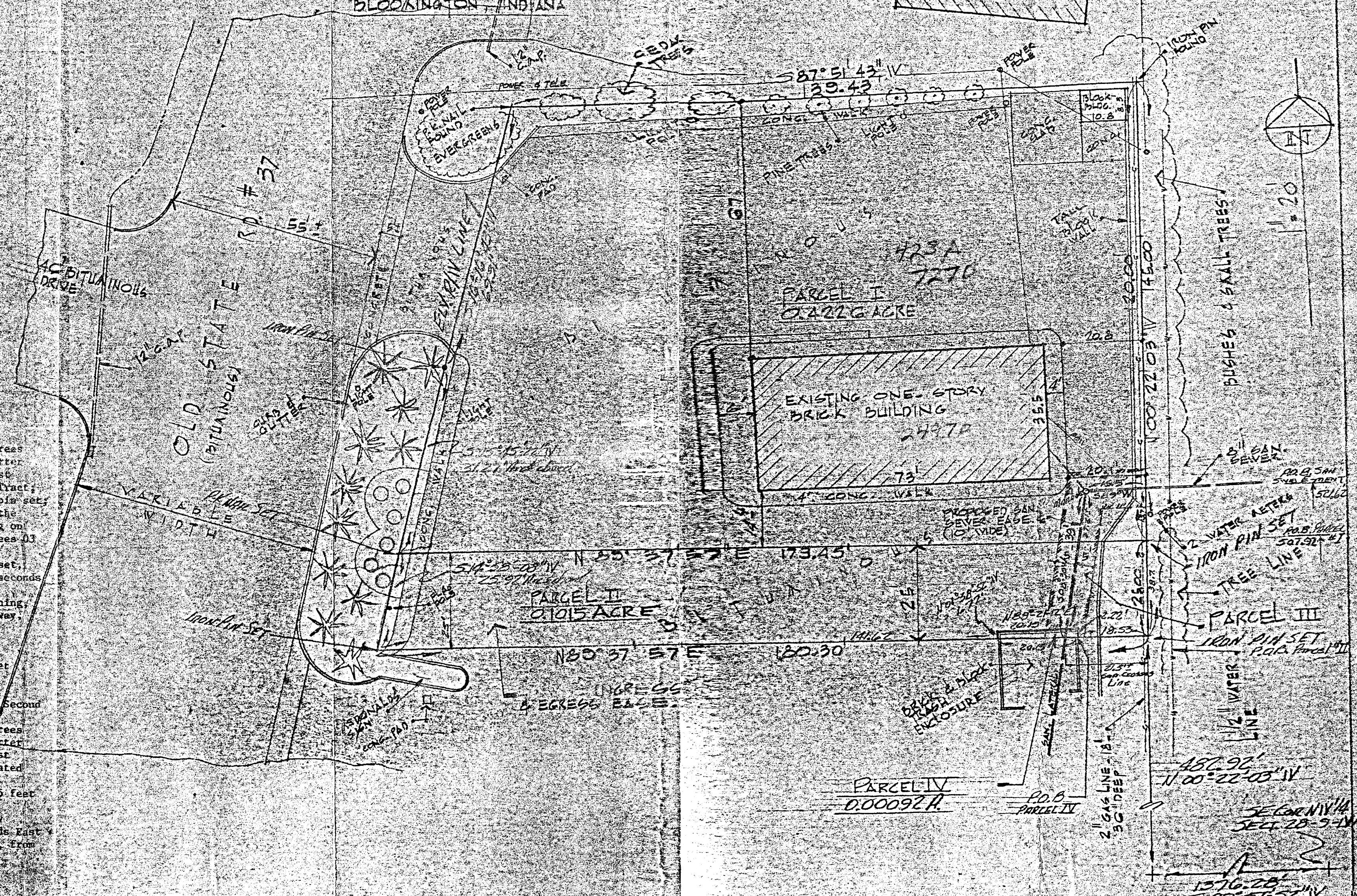
A part of the Northwest quarter of Section 28, Township 9 North, Range 1 West of the Second Principal Meridian in Monroe County, Indiana, described as follows:

Commencing at the Southeast corner of said quarter section; thence South 89 degrees 51 minutes 52 seconds West (assumed bearing) on and along the South line of said quarter section a distance of 1376.28 feet; thence North 00 degrees 22 minutes 03 seconds West 521.62 feet to the Place of Beginning of this described Easement, which point is located directly over the center of an existing sanitary sewer; thence South 89 degrees West and directly over the center of said sanitary sewer 15.5 feet to a sanitary manhole; thence South 08 degrees 30 minutes West and directly over the center of said sanitary sewer 39 feet, more or less, to a point that is South 00 degrees 22 minutes 03 seconds East 38.7 feet and South 89 degrees 37 minutes 57 seconds West 21.5 feet, more or less, from the Place of Beginning and said point being the Terminus of this described Easement.

PARCEL NO. IV (Masonry Waste Enclosure)

A part of the Northwest quarter of Section 28, Township 9 North, Range 1 West of the Second Principal Meridian in Monroe County, Indiana, described as follows:

Commencing at the Southeast corner of said quarter section; thence South 89 degrees 51 minutes 52 seconds West (assumed bearing) on and along the South line of said quarter



I certify that to the best of my knowledge and belief that the above plat and description are true and accurate representations of the described tract as

PREPARED

BY

ABOHNAL

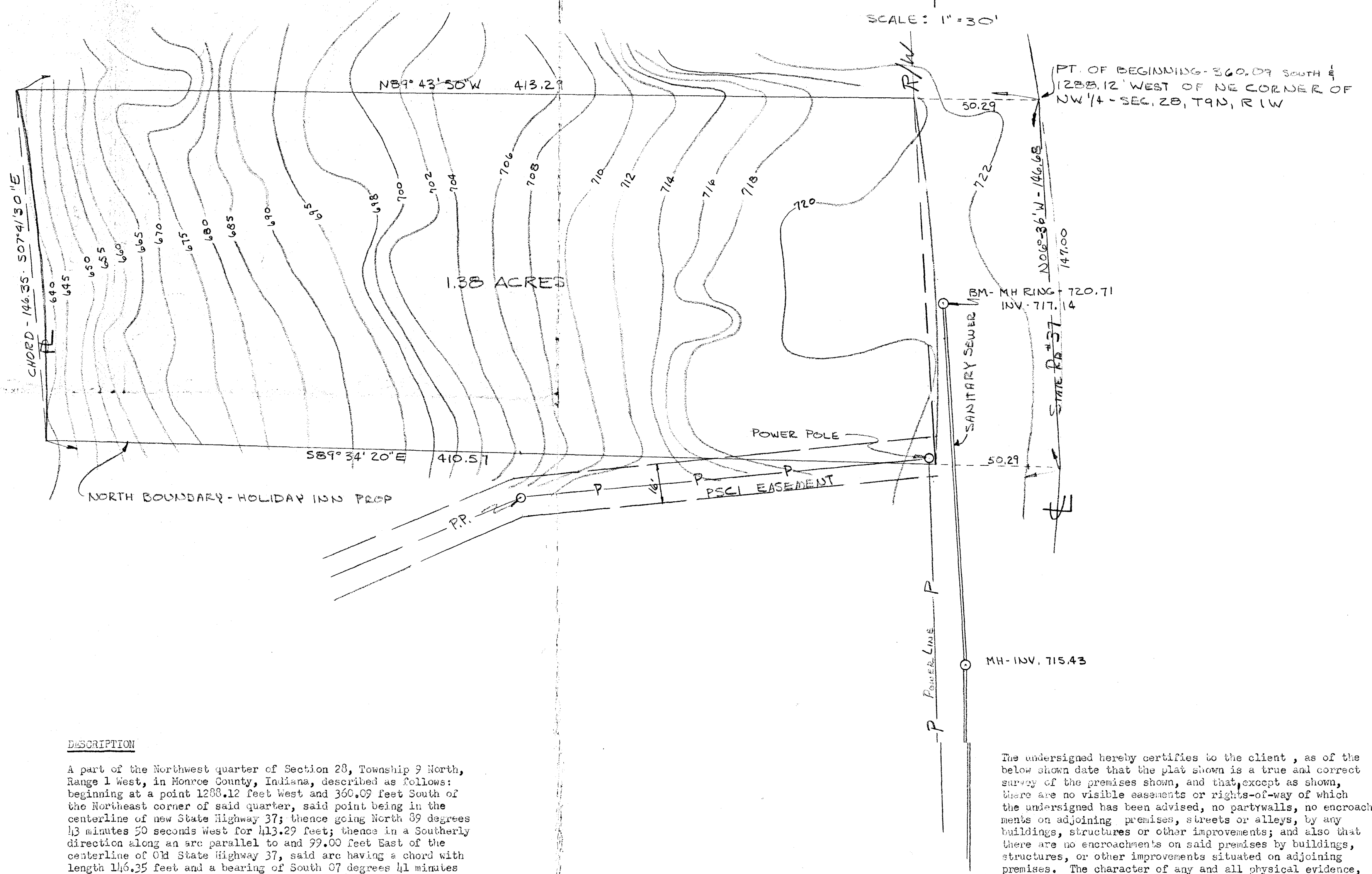
M^c Donalds
Corp, N. Walnut
St.

FILED

FEB 24 1931

Vi Simpson
Auditor Monroe County, Indiana

26



DESCRIPTION

A part of the Northwest quarter of Section 28, Township 9 North, Range 1 West, in Monroe County, Indiana, described as follows: beginning at a point 1288.12 feet West and 360.09 feet South of the Northeast corner of said quarter, said point being in the centerline of new State Highway 37; thence going North 89 degrees 13 minutes 50 seconds West for 413.29 feet; thence in a Southerly direction along an arc parallel to and 99.00 feet East of the centerline of Old State Highway 37, said arc having a chord with length 146.35 feet and a bearing of South 07 degrees 41 minutes 30 seconds East; thence South 89 degrees 34 minutes 20 seconds East for 410.57 feet and to the centerline of new State Highway 37; thence along an arc following the centerline of the highway in a Northerly direction for 147.00 feet, said arc having a chord of 146.35 feet and bearing North 06 degrees 36 minutes West, and to the point of beginning. Containing in all 1.38 acres more or less.

The undersigned hereby certifies to the client, as of the below shown date that the plat shown is a true and correct survey of the premises shown, and that, except as shown, there are no visible easements or rights-of-way of which the undersigned has been advised, no partywalls, no encroachments on adjoining premises, streets or alleys, by any buildings, structures or other improvements; and also that there are no encroachments on said premises by buildings, structures, or other improvements situated on adjoining premises. The character of any and all physical evidence, or lack of same, of possession in relation to the surveyed boundary lines is as shown on said plat.

December 5, 1968 *Raymond Graham*

FLAVIA ROBERTSON PROP
TOPOGRAPHICAL MAP
PREPARED FOR: HOLIDAY INN
BLOOMINGTON, IND.
SURVEY & PLAT BY: RAYMOND GRAHAM
RPE 8409, IND.
DRAWN BY: DAUGHERTY